



Presented by:

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**Active**
R2798444Board: V
House/Single Family**5686 KEITH ROAD**

West Vancouver

Eagle Harbour

V7W 2N5

Residential Detached

\$2,298,000 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**Frontage(feet): **72.00**Frontage(metres): **21.95**Depth / Size: **156 IRR**Lot Area (sq.ft.): **12,633.00**Lot Area (acres): **0.29**

Flood Plain:

View: **No :**

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type:

If new, GST/HST inc?:

Bedrooms: **3**Bathrooms: **3**Full Baths: **2**Half Baths: **1**

Rear Yard Exp:

P.I.D.: **009-154-442**Original Price: **\$2,298,000**Approx. Year Built: **1966**Age: **57**Zoning: **SFD**Gross Taxes: **\$4,250.83**For Tax Year: **2017**

Tax Inc. Utilities?:

Tour:

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:Legal: **PL VAP11697 LT D BLK K DL 879 LD 36. GROUP 1.**

Amenities:

Site Influences: **Cul-de-Sac, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,400	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Above	Living Room	19' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Dining Room	11' x 10'			x	Above 4
Finished Floor (Below):	1,000	Above	Kitchen	15' x 10'			x	Above 3
Finished Floor (Basement):	0	Above	Eating Area	9' x 8'			x	Below 2
Finished Floor (Total):	2,400sq. ft.	Above	Solarium	12' x 6'			x	
Unfinished Floor:	0	Above	Primary Bedroom	13' x 13'			x	
Grand Total:	2,400sq. ft.	Above	Bedroom	13' x 10'			x	
		Above	Bedroom	10' x 9'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Foyer	13' x 10'			x	
		Below	Recreation Room	25' x 14'			x	
		Below	Den	12' x 10'			x	
		Below	Laundry	11' x 10'			x	
				x			x	
Suite:		Manuf Type:	Registered in MHR?:		PAD Rental:			
Basement:Full, Fully Finished		MHR#:	CSA/BCE:		Maint. Fee:			
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:						
# of Kitchens: 1	# of Rooms: 12							

Listing Broker(s): **Royal LePage Sussex - Tom Hassan**

Eagle Harbour- Renovate or build your dream home on this private 12,633 sq.ft. lot on a private and quiet cul-de-sac with access from either Gallagher or Keith Road. Current home is 2 levels with 3 bedrooms on one level, could be suited and needs renovating. Great neighbourhood across the street from one of the best family parks in West Vancouver- Park Verdun. Enjoy tennis and street hockey courts, playground, trails and 1 block to Eagle Harbour Elementary School. A short trail takes you to Eagle Harbour beach. A short drive will take you to Caulfeild Shopping Centre, Rockridge Secondary School, Gleneagles Golf Course and Recreation Centre and the West Van Yacht Club. Architect rendering has not been submitted for permit. A great opportunity to renovate or build new.